

166.0

0001

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

819,800 / 819,800

USE VALUE:

819,800 / 819,800

ASSESSED:

819,800 / 819,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
14-16		FLORENCE AVE, ARLINGTON

**OWNERSHIP**Unit #:

Owner 1:	CONTRERAS SANDRA
Owner 2:	
Owner 3:	

Street 1: PO BOX 876

Street 2:

Twn/City: HULL

St/Prov: MA Cntry: Own Occ: N

Postal: 02045 Type:

**PREVIOUS OWNER**

Owner 1: MEDINA ALBERTO -

Owner 2: CONTRERAS SANDRA -

Street 1: 14-16 FLORENCE AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 7,500 Sq. Ft. of land mainly classified as Two Family with a Multi- Tnh Building built about 1963, having primarily Vinyl Exterior and 2824 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 13 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7500		Sq. Ft.	Site		0	70.	0.86	8									451,500						451,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							7500.000		366,500		1,800		451,500		819,800							
Total Card							0.172		366,500		1,800		451,500		819,800		Entered Lot Size					
Total Parcel							0.172		366,500		1,800		451,500		819,800		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

**PREVIOUS ASSESSMENT**

Parcel ID										166.0-0001-0012.0	
Tax Yr										Date	
2020										12/18/2019	
2019										1/3/2019	
2018										12/20/2017	
2017										1/3/2017	
2016										1/4/2016	
2015										12/11/2014	
2014										12/16/2013	
2013										12/13/2012	

**SALES INFORMATION**

TAX DISTRICT										PAT ACCT.			
Grantor										V	Tst	Verif	Notes
MEDINA ALBERTO 32870-76										1	No	No	
TASHJIAN RONALD 29154-71										334,000	No	No	Y

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2001	709	Re-Roof	3,000	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
4/8/2009	Inspected	163	PATRIOT
11/10/2008	Measured	345	PATRIOT
1/28/2000	Inspected	276	PATRIOT
12/17/1999	Mailer Sent		
12/7/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

Total AC/Ha: 0.17218

Total SF/SM: 7500

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 451,500

Spl Credit

Total: 451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type:	14 - Multi-TnHs			Full Bath:	2	Rating:	Average												
Sty Ht:	2 - 2 Story			A Bath:		Rating:													
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:													
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:	2	Rating:	Average												
Prime Wall:	4 - Vinyl			A HBth:		Rating:													
Sec Wall:	8 - Brick Veneer	10%		OthrFix:		Rating:													
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>															
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average												
Color:	WHITE W/ RED BRICK			A Kits:		Rating:													
View / Desir:				Fpl:		Rating:													
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:													
Grade:	C - Average			<b>CONDOS INFORMATION</b>															
Year Blt:	1963	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact:	.	Floor:															
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Lump Sum Adj:				Name:				Exterior:		No Unit	RMS	BRS	FL						
<b>INTERIOR INFORMATION</b>				Phys Cond:	AV - Average	31.	%	Interior:		1	7	3	M						
Avg Ht/FL:	STD			Additions:		1	6	2	M										
Prim Int Wall:	2 - Plaster			Kitchen:															
Sec Int Wall:		%		Baths:															
Partition:	T - Typical			Plumbing:															
Prim Floors:	3 - Hardwood			Electric:															
Sec Floors:		%		Heating:						<b>Totals</b>									
Bsmnt Flr:	12 - Concrete			General:		2	13	5											
Subfloor:				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>											
Bsmnt Gar:				Basic \$ / SQ:	140.00	Rate	Parcel ID	Typ	Date	Sale Price									
Electric:	3 - Typical			Size Adj.:	1.18571424														
Insulation:	2 - Typical			Const Adj.:	1.00289965														
Int vs Ext:	S			Adj \$ / SQ:	166.481														
Heat Fuel:	2 - Gas			Other Features:	126500														
Heat Type:	3 - Forced H/W			Grade Factor:	1.00														
# Heat Sys:	2			NBHD Inf:	1.00000000														
% Heated:	100	% AC:		NBHD Mod:		WtAv\$/SQ:		AvRate:		Ind.Val									
Solar HW:	NO	Central Vac:	NO	LUC Factor:	1.00														
% Com Wall:		% Sprinkled:		Adj Total:	531126	Juris. Factor:			Before Depr:	166.48									
				Depreciation:	164649	Special Features:	0		Val/Su Net:	116.72									
				Depreciated Total:	366477	Final Total:	366500		Val/Su SzAd	186.99									
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 166.0-0001-0012.0												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	18X10		F	AV	1970	0.00	T	39.2	104							
22	Wood Deck	D	Y	118X18		A	AV	1970	9.09	T	39.2	104			1,800		1,800		
More: N	Total Yard Items:	1,800		Total Special Features:					Total:			1,800		<b>AssessPro Patriot Properties, Inc</b>					